

# **Index File**

## **Application No. UP-680-05**

### **SprintCom, Inc.**

**Application No. UP-680-05** is a request for a Special Use Permit to authorize a 160-foot freestanding monopole communications tower with associated ground-mounted equipment on vacant property located at 2239 Hampton Highway.

The staff is recommending approval.

#### Attachments:

1. Staff report
2. Zoning map
3. Sketch Plans (4 pages) and Photo Simulations (2 pages)
4. Proposed Resolution No. PC05-37

# COUNTY OF YORK

## MEMORANDUM

**DATE:** September 7, 2005 (PC Mtg. 9/14/05)

**TO:** York County Planning Commission

**FROM:** Amy M. Parker, Senior Planner

**SUBJECT:** Application No. UP-680-05, SprintCom, Inc.

### ISSUE

This application requests a Special Use Permit, pursuant to Section 24.1-306 (Category 17, No. 7) of the York County Zoning Ordinance to authorize a 160-foot freestanding monopole communications tower with associated ground-mounted equipment on vacant property located at 2239 Hampton Highway and further identified as Assessor's Parcel No. 37-16A. Access to the facility will be via a new driveway within a 15-foot access easement connecting the facility to Hampton Highway.

### DESCRIPTION

- Property Owner: Ray Y. Jones; applicant is owner's lessee
- Location: 2239 Hampton Highway (Route 134)
- Area: 1.01 acres
- Frontage: Approximately 209 feet on Hampton Highway
- Utilities: Public water and sewer
- Topography: Flat
- 2015 Land Use Map Designation: General Business
- Zoning Classification: GB – General business
- Existing Development: None
- Surrounding Development:
  - North: Vacant parcel, single family detached residential beyond
  - East: Vacant
  - South: Single family detached residential, convenience store/gas station across Hampton Highway
  - West: Church
- Proposed Development: 160-foot freestanding monopole communications tower with associated ground-mounted equipment

## **CONSIDERATIONS/CONCLUSIONS**

1. The proposed tower facility consists of a 160-foot monopole with associated equipment shelters. The facility is to be surrounded by an 8-foot high chain link fence and landscape screening. Access is to be via a proposed 12-foot wide gravel driveway. The proposed tower facility is to be located in the center of the subject parcel and approximately 100 feet from the Hampton Highway right-of-way. The closest dwellings are located approximately 480 feet (northwest of the parcel) and approximately 300 feet (across Hampton Highway) from the tower base. The majority of the parcel is heavily wooded, and a minimum amount of clearing would be needed to install the proposed facility. (Copies of photo simulations of the proposed tower provided by the applicant are attached.)
2. Land uses bordering the site include a church on the west side of the parcel, vacant property to the north and east, and a convenience store/gasoline station and single family detached home to the south across Hampton Highway. Surrounding zoning is GB (General Business) to the north, west and south, and the abutting parcel to the east is split-zoned GB and R20 (Medium-density single-family residential).
3. The applicant has indicated that existing PCS service along the Big Bethel Road corridor is currently limited to areas north of the Running Man and Woodlake Crossing subdivisions and south of the Newport News and Hampton city borders. Use of existing structures was considered, such as the existing electric line support towers within the Dominion Virginia Power utility easement located northeast of the subject site. However, no suitable sites were found that would provide the needed service to the deficient coverage area. The applicant has therefore submitted this request for a new monopole. The applicant's proposed tower would be a co-location site with space for two additional wireless communications providers.
4. The Federal Aviation Administration (FAA) will analyze the proposed tower to ensure that it will not infringe on air traffic flight patterns. If the FAA requires a permit for the construction of the tower, the applicant will need to provide evidence of FAA approval prior to the County's final approval for construction of the tower. A condition to this effect is included as part of the approving resolution.
5. As a condition of approval, the applicant will be required to submit a statement from a registered engineer certifying that NIER (nonionizing electromagnetic radiation) emitted from the tower will not result in a ground level exposure at any point outside such facility that exceeds the maximum applicable exposure standards established by any regulatory agency of the U.S. Government or the American National Standards Institute.
6. Although the Telecommunications Act of 1996 did not preempt local zoning authority, localities are somewhat constrained in their ability to deny or delay requests for towers. Such decisions may be enjoined or overturned by the FCC or federal courts if the intent or the effect of the decision is to discriminate between types of communications service providers. They can also be overturned if the decision is not

reached within a reasonable period of time, if the denial is unreasonable, or if the denial is based on public health concerns relating to radio frequency emissions. Additionally, the Act places an obligation upon localities to assist the telecommunications providers in finding a facility somewhere within the footprint (coverage area).

## **RECOMMENDATION**

Land uses in the Big Bethel Road corridor area in the vicinity of the subject site are predominantly residential in nature. Utilities Strategy 3.1 of the Comprehensive Plan discourages location of telecommunications towers in residential neighborhoods “unless there is no other practical option.” The applicant has indicated that alternative locations were considered in establishing facilities to meet the need for expanded wireless coverage in the subject area. However, as there were no existing facilities available that satisfied coverage criteria, a new monopole facility at the proposed location was deemed necessary to meet customer demand for services. In cases where location of such facilities in residential areas is unavoidable, a balance between community aesthetic goals and the wireless industry requirements must be achieved. Utilities Strategy 3.5 further states that such structures “should blend into the surrounding environment when possible.” The proposed tower is to be located in the immediate area of a church and heavily wooded vacant parcels. The facility’s obtrusiveness will be reduced somewhat given the location of the facility in an area that is wooded.

Although such structures may not be appropriate elsewhere in the County’s residential areas, staff believes that the particular characteristics of the proposed tower site can afford the opportunity to expand telecommunications coverage without sacrificing aesthetic goals. Therefore, based on the considerations and conclusions as noted, staff recommends that the Commission forward this application to the Board of Supervisors with a recommendation of approval subject to the conditions contained in proposed Resolution No. PC05-37.

### Attachments

- Zoning Map
- Sketch Plan
- Photo-simulations of Proposed Tower
- Proposed Resolution No. PC05-37

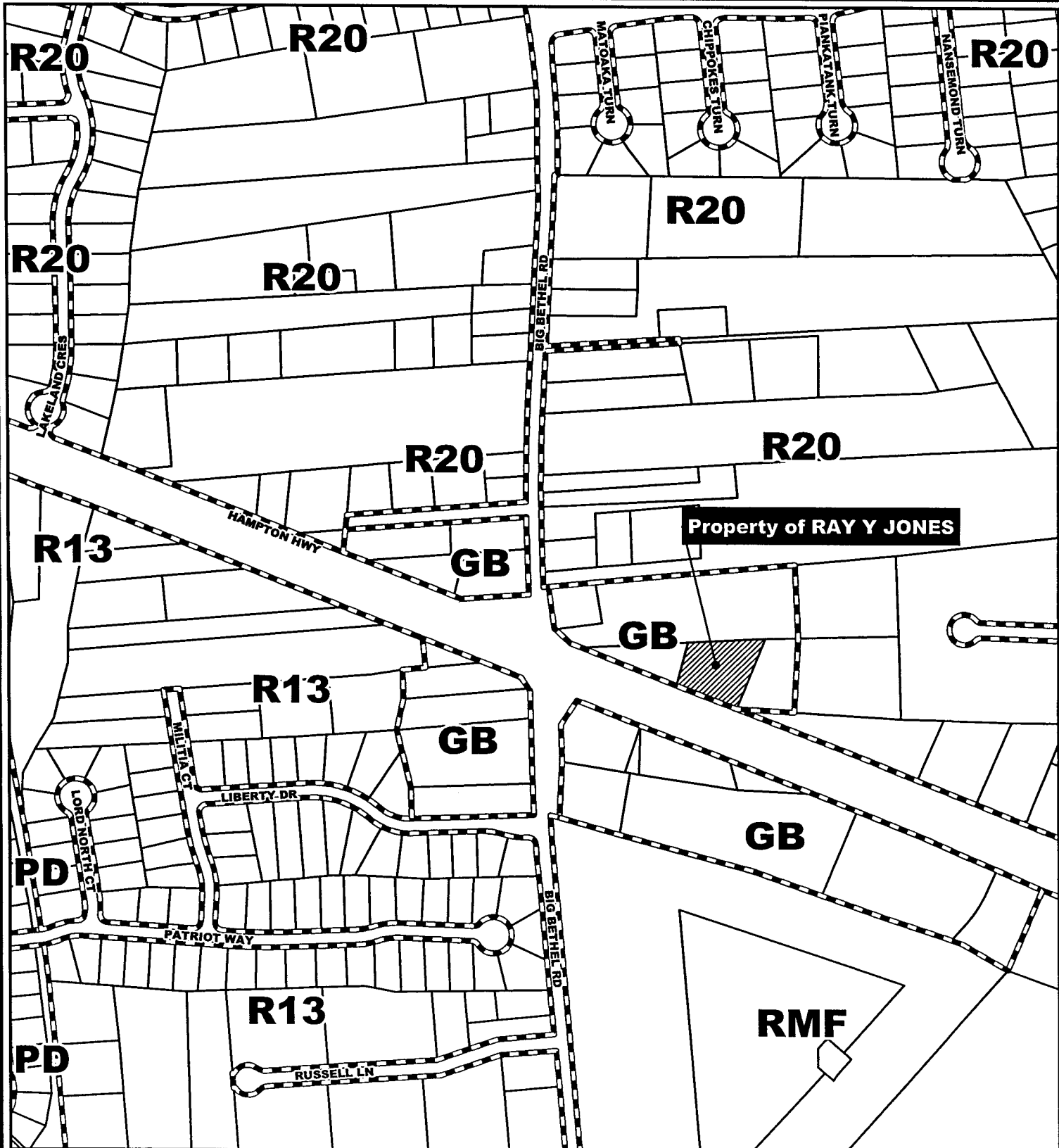
AMP

**APPLICANT**  
**Sprint Communications**

To authorize a 160-foot telecommunication tower  
with ancillary equipment cabinets  
2239 HAMPTON HWY

**ZONING MAP**

APPLICATION NUMBER: UP-680-05



\* = Conditional Zoning

0 225 450 900  
Feet

Printed on August 18, 2005

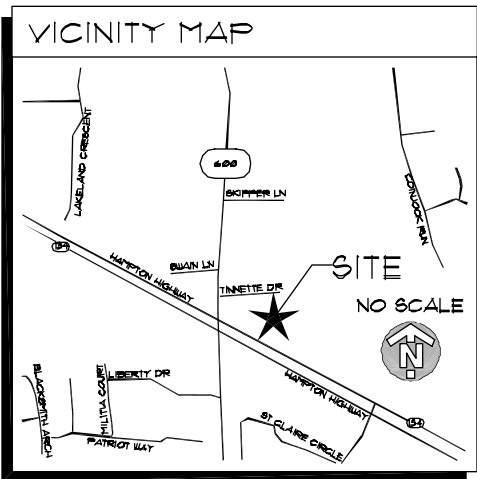


LIBRARY TILE NUMBER:

**Lr018**

SOURCE: YORK COUNTY  
GIS PARCEL DATA and  
ZONING COVERAGE

THIS IS NOT A LEGAL PLAT.  
This map should be used for  
information purposes only. It is  
not suitable for detailed site planning.



DIRECTIONS TO SITE

FROM NORFOLK INTERNATIONAL AIRPORT, TAKE I-64 (WEST) TOWARD HAMPTON. MERGE ONTO VA-134 (NORTH) VIA EXIT 262B. TOWARD NASA / FOGUOSON. MAKE A U-TURN AT VA-600 ONTO VA-134 (SOUTH) / HAMPTON HIGHWAY. END AT 2239 HAMPTON HWY.

SITE COORDINATES (2C)

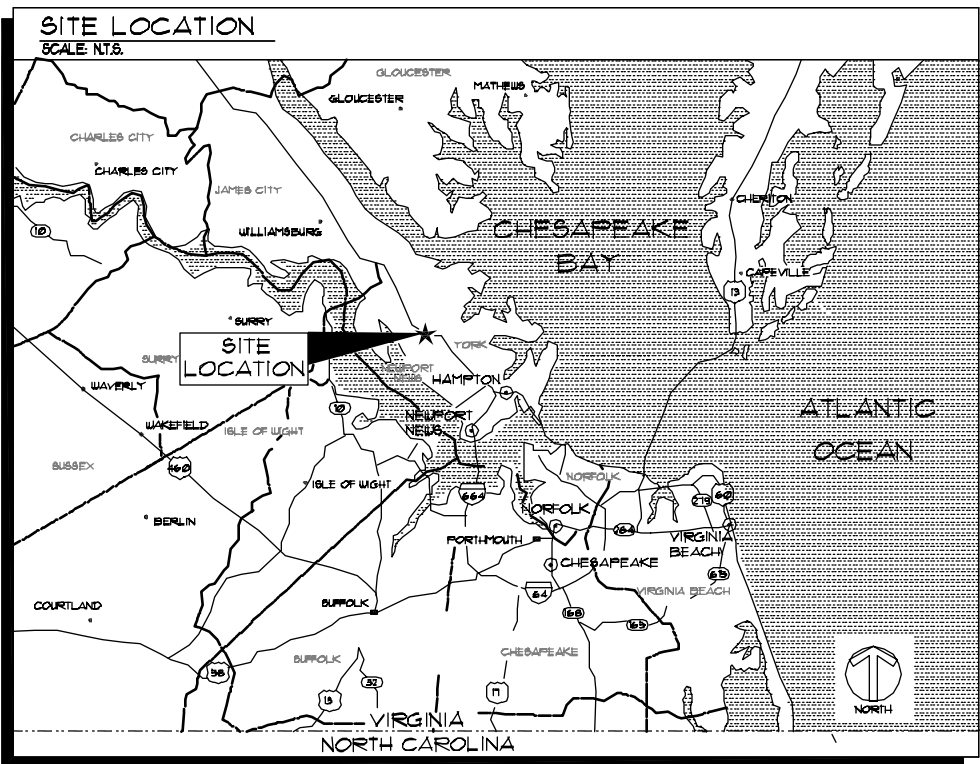
LATITUDE: 37° 06' 20.67" NAD 83  
LONGITUDE: 76° 25' 39.14" NAD 83  
GROUND ELEV. = 21.88' AMSL NAVD 88

HANDICAPPED REQUIREMENTS

FACILITY IS UNMANNED AND NOT FOR HUMAN HABITATION. HANDICAP ACCESS REQUIREMENTS NOT REQUIRED.

PLUMBING REQUIREMENTS

FACILITY HAS NO PLUMBING.



SITE NAME

JONES PROPERTY

SITE NUMBER

NO60XC832-A

SITE ADDRESS

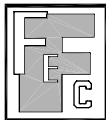
2239 HAMPTON HWY  
YORKTOWN, VA 23693

PROJECT TYPE

PROPOSED 155'-0" HIGH MONOPOLE W/ ANTENNAS  
AND MOTOROLA EQUIPMENT ON CONCRETE SLAB

DRAWINGS SCALED TO 11"x17"

PROJECT CONSULTANTS



Fullerton  
Engineering  
Consultants, Inc.

POWER

DOMINION VIRGINIA POWER  
PHONE:

ENGINEERING CONSULTANT

FULLERTON ENGINEERING  
CONSULTANTS, INC.  
9700 W. HIGGINS RD., SUITE 800  
ROSEMONT, IL 60018  
CONTACT: JASON PALMER  
PHONE: (847) 292-0200  
FAX: (847) 292-0205  
E-MAIL: jpalmer@fullertonengineering.com

TELEPHONE

VERIZON  
PHONE:

SHEET INDEX

NO. SHT.	DESCRIPTION
T-1	TITLE SHEET
6-1	SITE SURVEY
6-2	SITE SURVEY
Z-1	SITE PLAN
Z-2	ENLARGED SITE PLAN
Z-3	SITE ELEVATION

APPROVALS

LANDLORD	DATE
RF.	DATE
OPERATIONS	DATE
SPRINT ENGINEER	DATE
SPRINT PROPERTY	DATE
ZONING	DATE

PROJECT SUMMARY

SITE NO: NO60XC832-A  
SITE NAME: JONES PROPERTY  
SITE ADDRESS: 2239 HAMPTON HWY.  
YORKTOWN, VA 23693  
COUNTY: YORK  
JURISDICTION: YORK COUNTY  
ZONING: GB  
BUILDING CODE: VIRGINIA UNIFORM STATEWIDE  
BUILDING CODE 2000 EDITION  
PROPERTY OWNER: RAY Y. JONES  
132 THIMBLE SHOALS BLVD. #201  
NEWPORT NEWS, VA 23606  
CONTACT: RAY Y. JONES  
TEL: (757) 873-1111  
APPLICANT: SPRINTCOM, INC.  
TIM BENNETT  
6550 SPRINT PARKWAY  
OVERLAND PARK, KS 66251  
TEL: (913) 794-5729  
LCC CONSTRUCTION MANAGER: THOMAS SAWYER  
TEL: (913) 345-1131  
thomas\_sawyer@lcc.com



6550 SPRINT PARKWAY  
OVERLAND PARK, KS 66251



LCC International, Inc.  
800 ROOSEVELT RD.  
BUILDING A, SUITE 218  
GLEN ELLYN, ILLINOIS 60131  
TEL: 630-790-9801, FAX: 630-790-9813



Fullerton  
Engineering  
Consultants, Inc.  
9700 W. HIGGINS RD., SUITE 800  
ROSEMONT, ILLINOIS 60018  
TEL: 847-292-0200  
FAX: 847-292-0205

THIS DRAWING IS THE PROPERTY OF  
FULLERTON ENGINEERING CONSULTANTS, INC.  
IT IS FOR THE EXCLUSIVE USE OF THIS  
PROJECT. ANY RE-USE OF THIS DRAWING  
WITHOUT THE EXPRESSED WRITTEN CONSENT  
OF FULLERTON ENGINEERING CONSULTANTS,  
INC. IS PROHIBITED.

CHECKED BY:		JP	
APPROVED BY:		MB	
#	DATE	DESCRIPTION	IN
	08/12/05	ISSUED FOR ZONING	E
	09/16/05	REISSUED FOR ZONING	S



EXP. DATE: 02/28/07  
DATE SIGNED: 09/16/05

SITE NAME

JONES  
PROPERTY

SITE NUMBER

NO60XC832-A

SITE ADDRESS

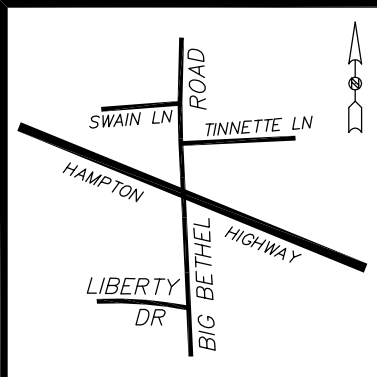
2239 HAMPTON HWY  
YORKTOWN, VA 23693

SHEET NAME

TITLE SHEET

SHEET NUMBER

T-1










**N/F**  
**BETHLEHAM BAPTIST**  
**CHURCH**  
**GPIN: U02A-2005-3733**  
**ZONING: GB**

1.00 ACRE  
N/F  
RAY Y. JONES  
GPIN: U02A-2236-3699  
D.B. 371, PG. 80

N/F  
PAUL RANDALL, JR., ET  
ALS  
GPIN: U02A-2327-3910  
ZONING: GB,R20  
INSTRUMENT: 010006444

TOWER CENTROID  
N 37°06'20.67" (NAD 83)  
W 76°25'39.14" (NAD 83)  
ELEV.=21.88 (NAVD 88)

*LEGEND*

	POWER POLE
	BENCHMARK
	TELEPHONE PEDESTAL
	WATER VALVE
	FIRE HYDRANT
	CENTROID
	LIGHT POLE
IRF/S	IRON ROD FOUND/SET
IPF/S	IRON PIPE FOUND/SET
CMF	CONC. MON. FOUND

_____	PROPERTY LINES
_____	BUILDING LINES
_____	UTILITY EASEMENT
_____ X _____	FENCE LINE
_____ OHU _____	OVERHEAD UTILITIES
_____	LEASE AREA
_____	SETBACK LINE

I HEREBY CERTIFY THAT THE SURVEY OF THE PROPOSED LEASE AREA AS SHOWN HEREON IS CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. THIS MAP DOES NOT REPRESENT A BOUNDARY SURVEY OF THE UNDERLYING PARCEL. ADDITIONAL EASEMENTS AND/OR RIGHT-OF-WAYS MAY EXIST. LATITUDE, LONGITUDE, AND COORDINATES SHOWN HEREON ARE WITH IN A MAXIMUM TOLERANCE OF  $\pm 50$  FEET (HORIZONTAL) AND  $\pm 20$  FEET (VERTICAL). THE ORIGINAL DRAWING IS THE SOLE PROPERTY OF THE SURVEYOR. IT IS PRODUCED SOLELY FOR USE BY THE CLIENT AND ITS AFFILIATES. REPRODUCTION OR USE OF THIS DRAWING AND/OR THE INFORMATION CONTAINED HEREIN IS FORBIDDEN WITHOUT THE WRITTEN PERMISSION OF THE SURVEYOR.

THOMAS C. CHENEY, II, L.S. 002672

6/30/05 DATE

**SITE SURVEY  
JONES PROPERTY  
SITE# N060XC832A  
COUNTY OF YORK, VIRGINIA  
PREPARED FOR SPRINT**

SCALE: AS SHOWN

DATE: 6/29/05

**DRAWN:** TCC

CHECKED: GCT

JOB NO. 05-155-13

SHEET S-1

REVISIONS		BY

NO.	DATE
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BY

THE UNDERSIGNED HEREBY CERTIFIES TO SPRINTCOM, INC., ITS AFFILIATES,  
SUBSIDIARIES AND LENDERS.

1) THE PROPOSED SPRINT LEASE AREA SHOWN HEREON LIES ENTIRELY WITHIN THE DESCRIBED PARENT TRACT.

2) THE SURVEYOR HAS REVIEWED THE TITLE COMMITMENT FOR TITLE INSURANCE NUMBER TC61345453.0 ISSUED BY NATIONWIDE APPRAISAL AND TITLE SERVICES, INC., DATED JUNE 17, 2005. ALL PLOTTABLE MATTERS OF RECORD TITLE IDENTIFIED IN THAT COMMITMENT THAT ARE PERTINENT TO THE SPRINT LEASE AREA, AND ITS ACCESS AND UTILITY EASEMENTS, IF APPLICABLE, HAVE BEEN SHOWN OR NOTED ON THIS SURVEY. THE SURVEYOR HAS RELIED SOLELY UPON THAT COMMITMENT WITH RESPECT TO EASEMENTS, RIGHTS-OF-WAY, SETBACK LINES, AGREEMENTS, RESERVATIONS, AND OTHER SIMILAR MATTERS.

3) BASED UPON THE SUBJECT TITLE COMMITMENT, THE SOUTHERLY BOUNDARY OF HAMPTON HIGHWAY (STATE ROUTE 134) IS CONTIGUOUS WITH THE NORTHELYERLY BOUNDARY OF THE PARENT TRACT DESCRIBED IN THIS SURVEY. NO EASEMENTS OR OTHER RIGHTS OF THIRD PARTIES DISCLOSED BY THAT COMMITMENT WOULD PRECLUDE ACCESS OVER THE PARENT TRACT FROM SPRINT LEASE AREA TO THAT RIGHT OF WAY.

THOMAS C. CHENEY, II, LS 002672	DATE
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### DESCRIPTION OF PARENT TRACT

ALL THOSE CERTAIN LOTS, PIECES OR PARCELS OF PROPERTY LOCATED IN THE COUNTY OF YORK, VIRGINIA, CONTAINING 1.000 ACRE, LOCATED ON HAMPTON HIGHWAY (STATE ROUTE 134) MORE PARTICULARLY SHOWN ON THAT CERTAIN PLAT ENTITLED "PLAT OF THE PROPERTY OF SARAH DAVIS TOLBERT ESTATE PARCELS A&B LOCATED ON STATE ROUTE 134 YORK COUNTY, VIRGINIA", PREPARED BY BECOUVARAKIA AND ASSOC. CIVIL ENGINEERING AND LAND SURVEYING HAMPTON, VIRGINIA, DATED AUGUST 23, 1982. SAID PLAT BEING RECORDED IN DEED BOOK 371, PAGE 83 IN THE OFFICE OF CLERK OF GENERAL DISTRICT COURT FOR THE COUNTY OF YORK, VIRGINIA.

## DESCRIPTION OF LEASE AREA

ALL THOSE CERTAIN LOTS, PIECES OR PARCELS OF PROPERTY LOCATED IN THE COUNTY OF YORK, VIRGINIA, CONTAINING 1.000 ACRE, LOCATED ON HAMPTON HIGHWAY (STATE ROUTE 134) MORE PARTICULARLY SHOWN ON THAT CERTAIN PLAT ENTITLED "PLAT OF THE PROPERTY OF SARAH DAVIS TOLBERT ESTATE PARCELS A&B LOCATED ON STATE ROUTE 134 YORK COUNTY, VIRGINIA", PREPARED BY BECOUVARAKIS AND ASSOC. CIVIL ENGINEERING AND LAND SURVEYING HAMPTON, VIRGINIA, DATED AUGUST 23, 1982. SAID PLAT BEING RECORDED IN DEED BOOK 371, PAGE 83 IN THE OFFICE OF CLERK OF GENERAL DISTRICT COURT FOR THE COUNTY OF YORK, VIRGINIA., HEREBY KNOWN AS THE PARENT TRACT.

COMMENCING AT POINT ON THE NORTHERLY RIGHT OF WAY OF HAMPTON HIGHWAY (STATE ROUTE 134), MARKING SOUTH EAST CORNER OF THE PARENT TRACT; THENCE ALONG THE EASTERLY PROPERTY LINE N 21°33'45" E 4.00 FEET, TO A POINT MARKING THE POINT OF BEGINNING FOR A 8' UTILITY EASEMENT HEREIN DESCRIBED;

THENCE N 68°17'35" W 70.08 FEET,

THENCE N 21°42'05" E 61.17 FEET,

THENCE N 68°17'35" W 18.90 FEET, TO THE POINT OF ENDING  
ON A 30'x40' LEASE AREA.

CONTAINING: 1,201 S.F. 0.028 ACRE

## DESCRIPTION OF LEASE AREA

ALL THOSE CERTAIN LOTS, PIECES OR PARCELS OF PROPERTY LOCATED IN THE COUNTY OF YORK, VIRGINIA, CONTAINING 1.000 ACRE, LOCATED ON HAMPTON HIGHWAY (STATE ROUTE 134) MORE PARTICULARLY SHOWN ON THAT CERTAIN PLAT ENTITLED "PLAT OF THE PROPERTY OF SARAH DAVIS TOLBERT ESTATE PARCELS A&B LOCATED ON STATE ROUTE 134 YORK COUNTY, VIRGINIA", PREPARED BY BECOUVARAKIS AND ASSOC. CIVIL ENGINEERING AND LAND SURVEYING HAMPTON, VIRGINIA, DATED AUGUST 23, 1982. SAID PLAT BEING RECORDED IN DEED BOOK 371, PAGE 83 IN THE OFFICE OF CLERK OF GENERAL DISTRICT COURT FOR THE COUNTY OF YORK, VIRGINIA., HEREBY KNOWN AS THE PARENT TRACT.

COMMENCING AT POINT ON THE NORTHERLY RIGHT OF WAY OF HAMPTON HIGHWAY (STATE ROUTE 134), MARKING SOUTH EAST CORNER OF THE PARENT TRACT; THENCE ALONG THE EASTERLY PROPERTY LINE N 21°33'45" E 101.39 FEET, TO A POINT; THENCE DEPARTING SAID PROPERTY LINE N 68°26'15" W 88.83 FEET ALONG A TIE LINE, TO A POINT MARKING THE POINT OF BEGINNING FOR A 30'x40' LEASE AREA HEREIN DESCRIBED;

THENCE N 21°33'45" E 40.00 FEET,

THENCE N 68°26'15" W 30.00 FEET,

THENCE S 21°33'45" W 40.00 FEET,

THENCE S 68°26'15" E 30.00 FEET, TO THE P.O.B.

CONTAINING: 1,200 S.F. 0.028 ACRE

DESCRIPTION OF ACCESS EASEMENT

ALL THOSE CERTAIN LOTS, PIECES OR PARCELS OF PROPERTY LOCATED IN THE COUNTY OF YORK, VIRGINIA, CONTAINING 1.000 ACRE, LOCATED ON HAMPTON HIGHWAY (STATE ROUTE 134) MORE PARTICULARLY SHOWN ON THAT CERTAIN PLAT ENTITLED "PLAT OF THE PROPERTY OF SARAH DAVIS TOLBERT ESTATE PARCELS A&B LOCATED ON STATE ROUTE 134 YORK COUNTY, VIRGINIA", PREPARED BY BECOUVARAKIS AND ASSOC. CIVIL ENGINEERING AND LAND SURVEYING HAMPTON, VIRGINIA, DATED AUGUST 23, 1982. SAID PLAT BEING RECORDED IN DEED BOOK 371, PAGE 83 IN THE OFFICE OF CLERK OF GENERAL DISTRICT COURT FOR THE COUNTY OF YORK, VIRGINIA., HEREBY KNOWN AS THE PARENT TRACT.

COMMENCING AT POINT ON THE NORTHERLY RIGHT OF WAY OF HAMPTON HIGHWAY (STATE ROUTE 134), MARKING SOUTH EAST CORNER OF THE PARENT TRACT; THENCE ALONG SAID RIGHT OF WAY LINE N 68°17'55" W 81.58 FEET, TO A POINT MARKING THE POINT OF BEGINNING OF THE CENTERLINE FO A 15' ACCESS EASEMENT HEREIN DESCRIBED;

THENCE N 21°42'05" E 101.17 FEET, TO THE POINT OF ENDING.

CONTAINING: 1,200 S.F. 0.028 ACRE

<b>71S</b>	

**SURVEYING - GPS-MAPPING INC.**

11830—A CANON BLVD.

NEWPORT NEWS, VA 23606

(757) 873-2770 / FAX: (757) 873-2772

SITE SURVEY  
JONES PROPERTY  
SITE# N060XC832A  
COUNTY OF YORK, VIRGINIA  
PREPARED FOR SPRINT

SCALE: AS SHOWN

DATE: 6/29/05

DRAWN: \_\_\_\_\_ TCC




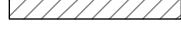
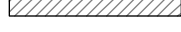

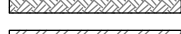
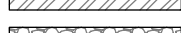
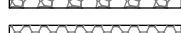




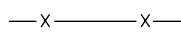
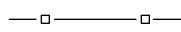


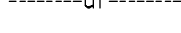


CHECKED: \_\_\_\_\_ GCT

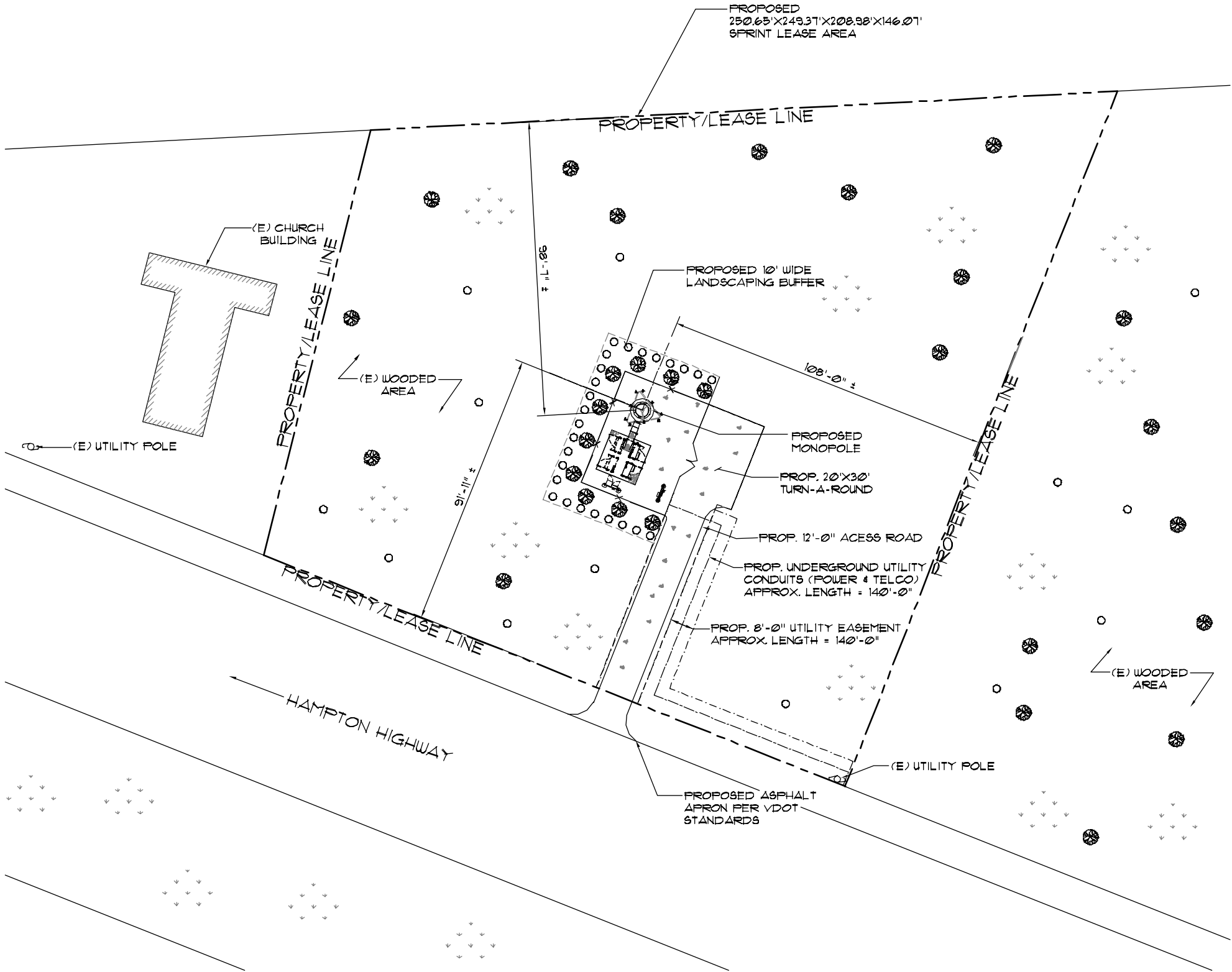
JOB NO. 05-155-13

*SHEET 5-2*



ABBREVIATIONS	
AF	ABOVE FINISHED FLOOR
AGL	ABOVE GRADE LEVEL
AMSL	ABOVE MEAN SEA LEVEL
APPROX	APPROXIMATE
AWG	AMERICAN WIRE GAUGE
BLDG	BUILDING
CCD	CITY OF CHICAGO DATUM
CLR	CLEAR
COL	COLUMN
CONC	CONCRETE
CND	CONDUIT
DWG	DRAWING
FT	FOOT(FEET)
EGB	EQUIPMENT GROUND BAR
ELEC	ELECTRICAL
EMT	METALLIC TUBING
ELEV	ELEVATION
EQUIP	EQUIPMENT
(E)	EXISTING
EXT	EXTERIOR
FND	FOUNDATION
GA	GAUGE
GALV	GALVANIZED
GPS	GLOBAL POSITIONING SYSTEM
GND	GROUND
MAX	MAXIMUM
MFR	MANUFACTURER
MGB	MASTER GROUND BAR
MIN	MINIMUM
NTS	NOT TO SCALE
O.C.	ON CENTER
OE/OT	OVERHEAD ELECTRIC/TELCO
RG6	RIGID GALVANIZED STEEL
N	INCHES
INT	INTERIOR
LB.(#)	POUND(S)
SF	SQUARE FOOT
STL	STEEL
TYP	TYPICAL
UE/UT	UNDERGROUND ELECTRIC/TELCO
UNO	UNLESS NOTED OTHERWISE
VIF	VERIFY IN FIELD
W	WITH
BT6	BASE TRANSMISSION STATION
PCS	PERSONAL COMMUNICATIONS SERVICES
XYR	TRANSFORMER
&	CENTER LINE
PL	PLATE


SYMBOLS	
	UTILITY POLE
	WORK POINT
	REVISION
	MASONRY
	BRICK
	CONCRETE
	EARTH
	STEEL
	GRAVEL
	CONSTRUCTION EXIT
	CENTER LINE
	PROPERTY LINE
	LEASE LINE
	EASEMENT LINE
	CHAIN LINK FENCE
	WOOD FENCE
	BELOW GRADE ELECTRIC
	BELOW GRADE TELEPHONE
	OVERHEAD ELECTRIC/TELEPHONE
	SECTION REFERENCE



**SITE PLAN**  
SCALE: 1" = 40'-0"



6500 SPRINT PARKWAY  
OVERLAND PARK, KS 66231



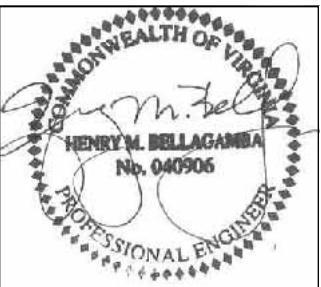
**LCC International, Inc.**  
800 ROOSEVELT RD.  
BUILDING A, SUITE 218  
GLEN ELLYN, ILLINOIS 60131  
TEL: 630-190-9801, FAX: 630-190-9813



**Fullerton Engineering Consultants, Inc.**  
9700 W. HIGGINS RD., SUITE 800  
ROSEMONT, ILLINOIS 60018  
TEL: 847-292-0200  
FAX: 847-292-0205

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CHECKED BY:		JP	
APPROVED BY:		MB	
#	DATE	DESCRIPTION	INT.
	08/12/05	ISSUED FOR ZONING	EP
	09/06/05	REISSUED FOR ZONING	ST



DATE SIGNED: 09/06/05

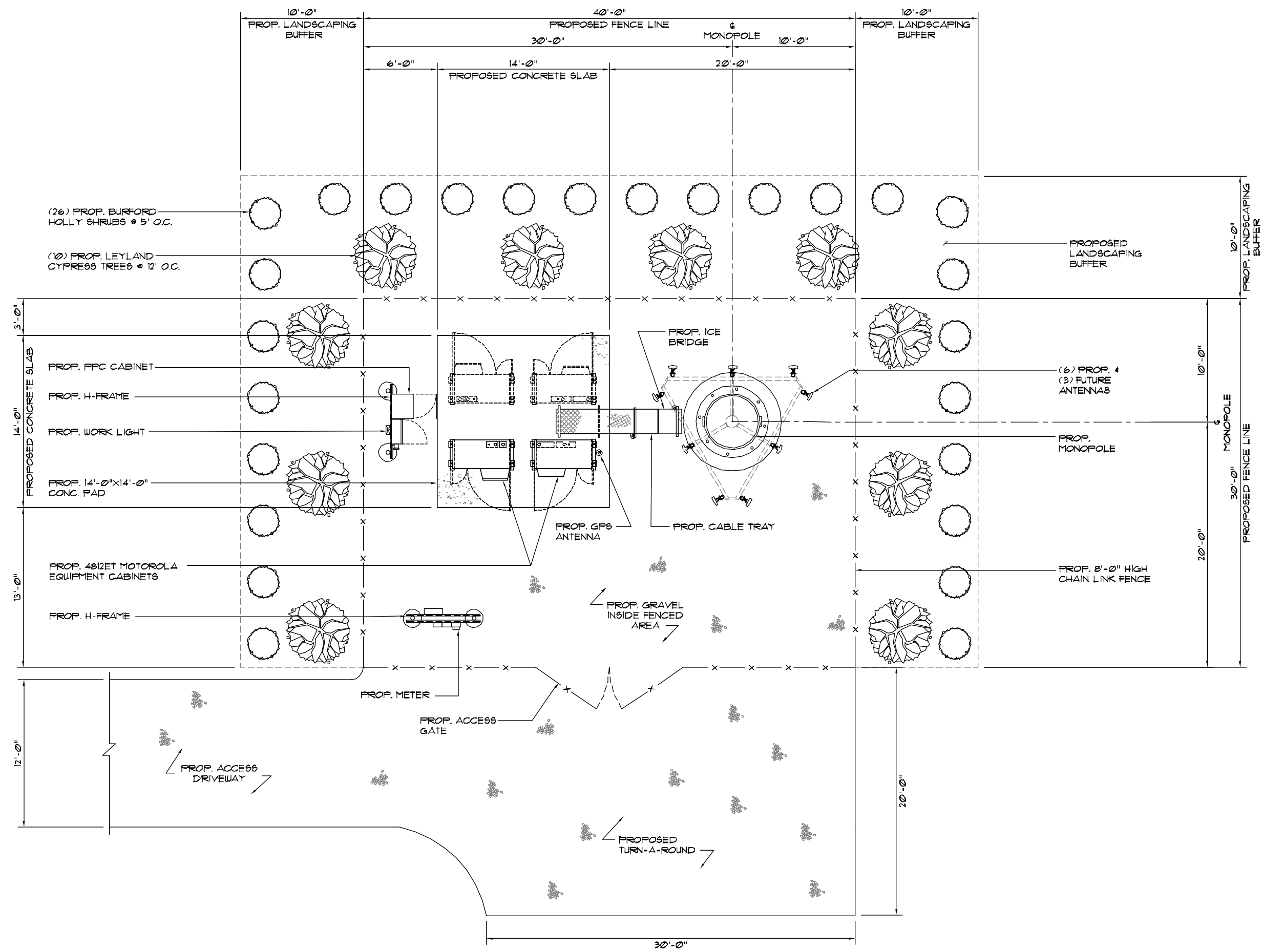
SITE NAME  
**JONES PROPERTY**

SITE NUMBER  
**N060XC832-A**

SITE ADDRESS  
2239 HAMPTON HWY  
YORKTOWN, VA 23693

SHEET NAME  
**SITE PLAN**

SHEET NUMBER  
**Z-1**



**LCC**  
the knowledge that powers the network

**LCC International, Inc.**  
800 ROOSEVELT RD.  
BUILDING A, SUITE 210  
GLEN ELLYN, ILLINOIS 60131  
TEL: 630-190-9801, FAX: 630-190-9813

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CHECKED BY:		JP	
APPROVED BY:		MB	
#	DATE	DESCRIPTION	INT.
	08/12/05	ISSUED FOR ZONING	EP
	09/06/05	REISSUED FOR ZONING	ST



DATE SIGNED: 09/06/05

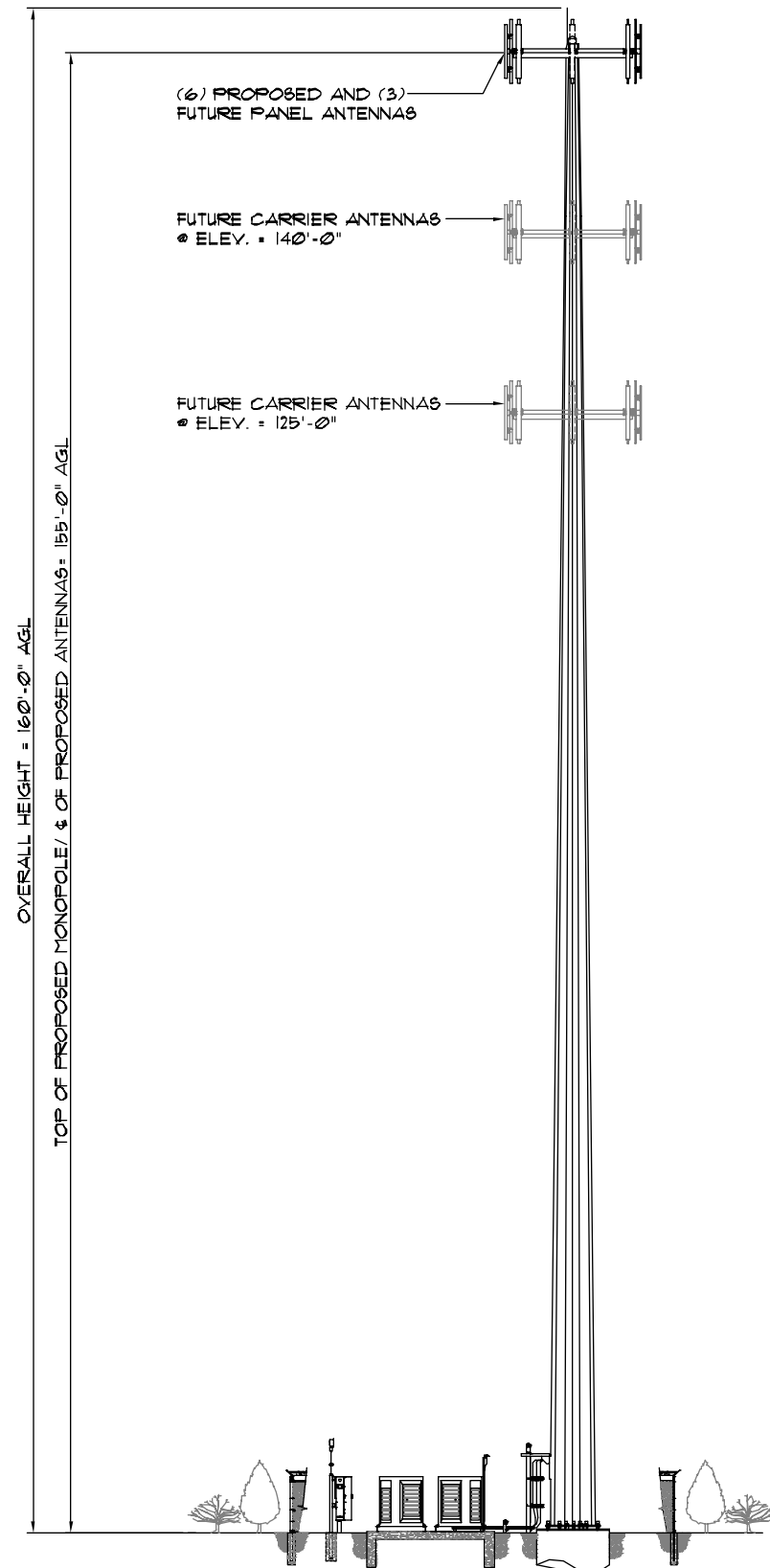
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**JONES PROPERTY**

SITE NUMBER  
**N060XC832-A**

SITE ADDRESS  
2239 HAMPTON HWY  
YORKTOWN, VA 23693

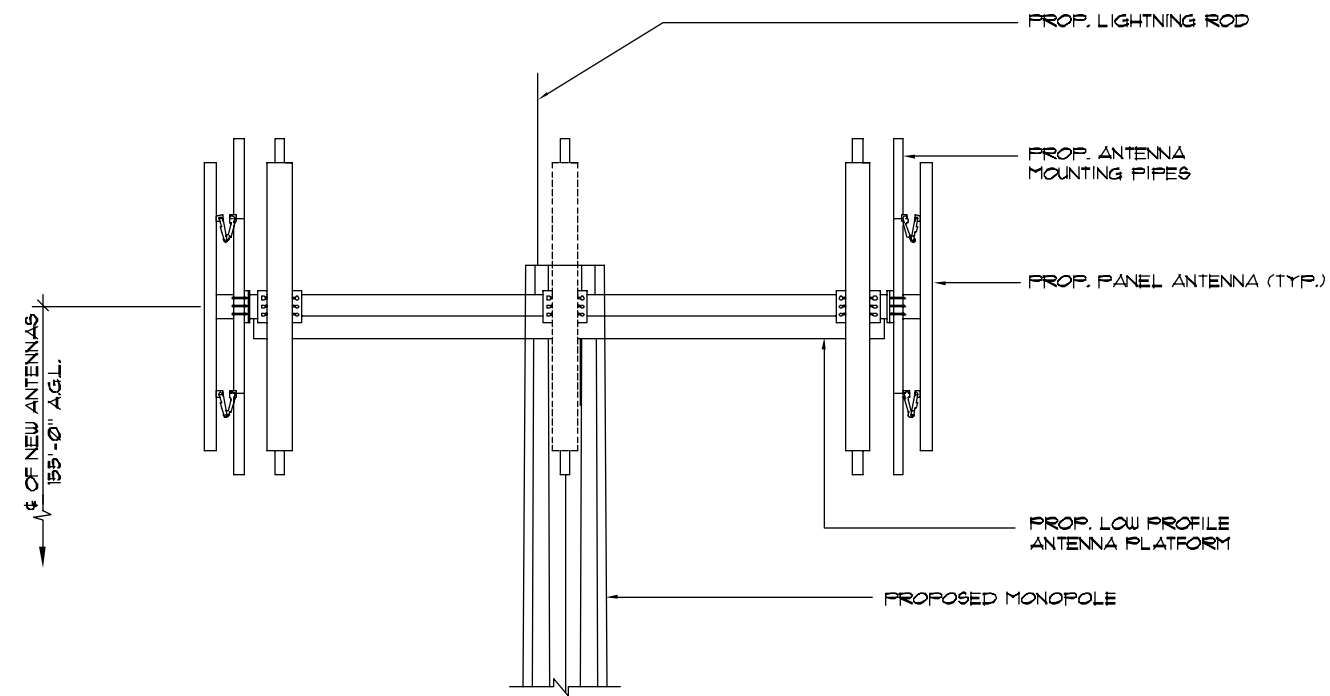
SHEET NAME  
**ENLARGED SITE PLAN**

SHEET NUMBER  
**Z-2**



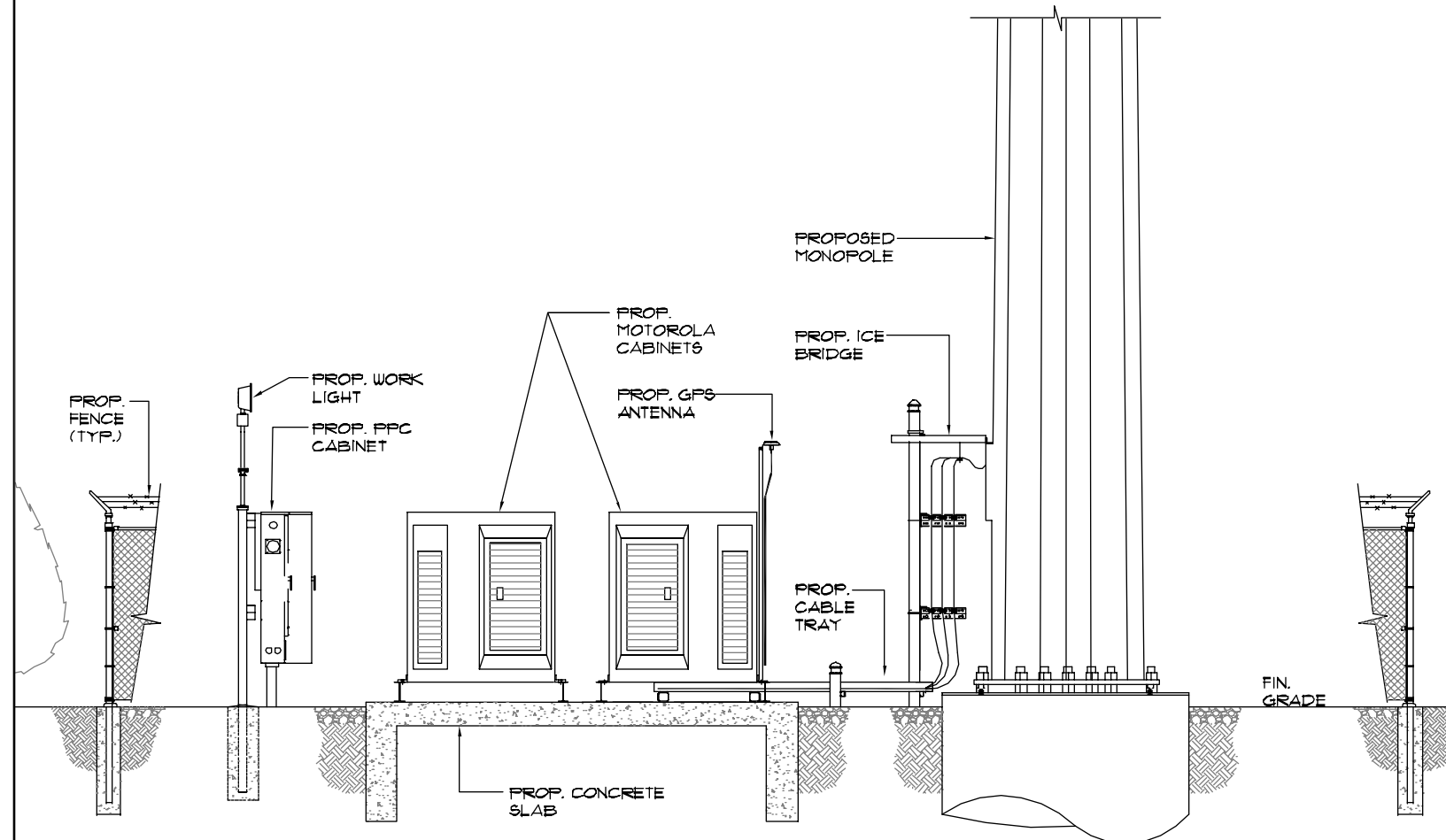
SITE ELEVATION

SCALE: NONE 1



ENLARGED SITE ELEVATION @ ANTENNAS

SCALE: NONE 2



ENLARGED SITE ELEVATION @ BASE OF POLE

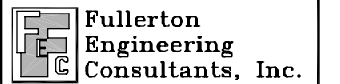
SCALE: NONE 3



6380 SPRINT PARKWAY  
OVERLAND PARK, KS 66251



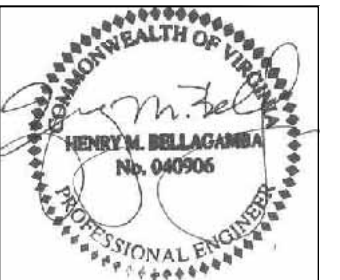
**LCC International, Inc.**  
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CHECKED BY:		JP	
APPROVED BY:		MB	
#	DATE	DESCRIPTION	INT.
	08/12/05	ISSUED FOR ZONING	EP
	09/16/05	REISSUED FOR ZONING	ST



DATE SIGNED: 09/16/05

SITE NAME  
**JONES  
PROPERTY**

SITE NUMBER  
**N060XC832-A**

SITE ADDRESS  
2239 HAMPTON HWY  
YORKTOWN, VA 23693

SHEET NAME  
**SITE  
ELEVATION**

SHEET NUMBER  
**Z-3**



**FEC**

FULLERTON ENGINEERING CONSULTANTS, INC  
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ROSEMONT, ILLINOIS 60018  
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Looking South-East before installation

2239 Hampton Highway  
NO60XC832-A



## **FEC**

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9700 W. HIGGINS RD.  
ROSEMONT, ILLINOIS 60018  
OFFICE: 847.292.0200  
FAX: 847.292.0205



Looking South-East After Installation

2239 Hampton Highway  
N060XC832-A

PLANNING COMMISSION  
COUNTY OF YORK  
YORKTOWN, VIRGINIA

Resolution

At a regular meeting of the York County Planning Commission held in the Board Room, York Hall, Yorktown, Virginia, on the \_\_\_\_ day of \_\_\_\_, 2005:

---

Present

Vote

Alfred E. Ptasznik, Jr., Chair  
Nicholas F. Barba, Vice Chair  
Christopher A. Abel  
Alexander T. Hamilton  
John W. Staton  
Anne C. H. Conner  
John R. Davis

---

On motion of \_\_\_\_\_, which carried \_\_\_\_, the following resolution was adopted:

A RESOLUTION TO RECOMMEND APPROVAL OF A SPECIAL  
USE PERMIT TO AUTHORIZE A 160-FOOT SELF-SUPPORTING  
MONOPOLE COMMUNICATIONS TOWER WITH ASSOCIATED  
GROUND MOUNTED EQUIPMENT AT 2239 HAMPTON  
HIGHWAY

WHEREAS, SprintCom, Incorporated has submitted Application No. UP-680-05, which requests a Special Use Permit pursuant to Section 24.1-306 (Category 17, No. 7) of the York County Zoning Ordinance, to authorize construction of a 160-foot freestanding monopole communications tower with associated equipment on the parcel located at 2239 Hampton Highway (Route 134) and further identified as Assessor's Parcel No. 37-16A (GPIN U02a-2236-3699); and

WHEREAS, said application has been referred to the York County Planning Commission in accordance with applicable procedure; and

WHEREAS, the Planning Commission has conducted a duly advertised public hearing on this application; and

WHEREAS, the Commission has carefully considered the public comments with respect to this application;

NOW, THEREFORE, BE IT RESOLVED by the York County Planning Commission this the \_\_\_\_\_ day of \_\_\_\_\_, 2005 that Application No. UP-680-05 be, and it is hereby, transmitted to the York County Board of Supervisors with a recommendation of approval to authorize construction of a 160-foot freestanding monopole communications tower with associated equipment on the parcel of land located at 2239 Hampton Highway (Route 134) and further identified as Assessor's Parcel No. 37-16A (GPIN U02a-2236-3699), subject to the following conditions:

1. This use permit shall authorize the construction of a freestanding monopole communications tower with associated equipment on the parcel of land located at 2239 Hampton Highway (Route 134) and further identified as Assessor's Parcel No. 37-16A.
2. The height of the tower shall not exceed 160 feet.
3. A site plan prepared in accordance with the provisions of Article V of the York County Zoning Ordinance shall be submitted to and approved by the County prior to commencement of land clearing or any construction activity on the subject property. Except as modified herein, said plan shall be substantially in conformance with the sketch plan submitted by the applicant titled "Sprint, Jones Property, 2239 Hampton Highway, Yorktown, VA," Sheets T-1, S-1, S-2, Z-1, Z-2 and Z-3, dated 6/29/05 and revised 9/6/05, prepared by Fullerton Engineering Consultants, Inc. and received by the Planning Division September 6, 2005. As part of the site plan submittal, the applicant shall prepare a frequency intermodulation study to determine the impact on current communication transmissions for the York County Departments of Fire and Life Safety and General Services, Sheriff's Office, School Division, and the Intrac Sewer Telemetry System. Should any equipment associated with this facility at any time during the operation of the tower be found by the County to cause interference with County communications, the applicant shall be responsible for the elimination of said interference within twenty-four (24) hours of receipt of notice from the County.
4. Construction and operation of the tower shall be in conformance with the performance standards set forth in Sections 24.1-493 and 24.1-494 of the Zoning Ordinance.
5. The applicant shall submit to the County a statement from a registered engineer certifying that NIER (nonionizing electromagnetic radiation) emitted from the tower does not result in a ground level exposure at any point outside such facility that exceeds the maximum applicable exposure standards established by any regulatory agency of the U.S. Government or the American National Standards Institute.
6. A report from a registered structural or civil engineer shall be submitted indicating tower height and design, structure installation, and total anticipated

capacity of the structure (including number and types of users that the structure can accommodate). These data shall satisfactorily demonstrate that the proposed tower conforms to all structural requirements of the Uniform Statewide Building Code and shall set out whether the tower will meet the structural requirement of EIA-222E, "Structural Standards for Steel Antenna Towers and Antenna Supporting Structures."

7. The access easement as shown on the above noted sketch plan shall be established for the benefit of tower patrons for purposes of ingress, egress, and installation and maintenance of utilities associated with the proposed telecommunications facility prior to site plan approval.
8. Advertising and signage on the tower shall be expressly prohibited, except for warning signs associated with the operation of the tower or its equipment.
9. Prior to site plan approval, the applicant shall submit written statements from the Federal Aviation Administration, Federal Communications Commission, and any other review authority with jurisdiction over the tower, stating that the proposed tower complies with regulations administered by that agency or that the tower is exempt from those regulations.
10. Evergreen planting material shall be installed for screening surrounding the facility as shown on the above referenced sketch plan Sheet Z-2 and pursuant to Section 24.1-240 et. seq.
11. Existing trees outside of the tower compound, access easement and utility easement areas shall be maintained by the applicant.
12. If at any time use of the communications tower ceases, the owner of the subject property on which the tower is located shall dismantle and remove it within six (6) months after ceasing to use it, unless:
  - (1) A binding lease agreement or letter of intent with another wireless communications provider has been executed in which case an additional six (6) months shall be granted. If a letter of intent is provided, the execution date for a binding lease agreement shall not extend more than (12) months beyond the time the use of the tower ceases, or
  - (2) The County requests, in writing, that the tower be reserved for County use.
13. Accessory facilities shall not include offices, vehicle storage, or outdoor storage unless permitted by the district regulations.



14. Evidence shall be provided prior to receipt of a building permit that the Virginia State Corporation Commission has been notified that a communication facility is to be constructed.
15. The proposed 8-foot chain link fence surrounding the facility shall be outfitted with opaque material deemed acceptable for screening purposes by the Zoning Administrator.
16. The communication tower shall be gray in color. Should Federal Aviation Administration requirements dictate special markings, tower lighting shall be used in lieu of multi-color painting. If painting is required, a tower maintenance plan shall be submitted to and approved by the County.
17. No microwave dishes, conical shaped antennae, or other dish shall be permitted on the tower.
18. The communications tower shall be structurally designed to accommodate no fewer than three (3) wireless users capable of supporting either PCS or cellular antenna arrays. If space is available, the County shall have the right of first refusal for leasing a space on the tower to place an antenna in support of operations consistent with the County's Department of Fire and Life Safety.
19. In accordance with Section 24.1-115(b)(7) of the York County Zoning Ordinance, a certified copy of the resolution authorizing this Special Use Permit shall be recorded at the expense of the applicant in the name of the property owner as grantor in the office of the Clerk of the Circuit Court prior to application for site plan approval or issuance of a Certificate of Occupancy, whichever occurs first.